

IN RE: PETITIONS FOR SPECIAL EXCEPTION	*	BEFORE THE
AND VARIANCE		
S/E corner York Road	*	DEPUTY ZONING COMMISSIONER
and Wilton Road		
9th Election District	*	OF BALTIMORE COUNTY
4th Councilmanic District		
(7407 York Road)	*	CASE NO. 02-424-XA
John E. Markel, <i>Legal Owner and</i>	*	
Dr. Jerry Stuckey, <i>Contract Purchaser</i>		
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception for a chiropractor's office in a D.R.5.5 zone, which also serves as the primary residence of the Petitioner and a variance to permit zero (0) parking spaces in lieu of the required six (6) spaces. The Petition was filed by John Markel, owner of the property and Dr. Jerry Stuckey, contract purchaser. The zoning relief involves property located at 7407 York Road, in the Wiltondale area of Baltimore County.

Appearing at the hearing on behalf of the special exception request were Dr. Jerry Stuckey, contract purchaser, John Markel, legal owner, Christopher Erwin, President of the Wiltondale Improvement Association and Bruce Doak, representing Gerhold, Cross & Etzel, Ltd., the land surveyor who prepared the site plan of the property. Appearing in opposition to the Petitioners' request were Kellie Langley and Anne Kallina, nearby property owners.

Testimony and evidence indicated that the property, which is the subject of this zoning relief, consists of 0.40 acres, more or less, zoned D.R.5.5. The subject property is located on the southwest corner of the intersection of York Road and Wilton Road in Wiltondale. The property is improved with a 2 ½ story brick dwelling and a one-car garage. The details of the property are more particularly shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. The

ORDER RECEIVED FOR FILING

Date

6/13/02

By

R. G. [Signature]

testimony offered by the Petitioners demonstrated that the subject property has been utilized as a dental office since 1978. Dr. Markel, who has since retired, utilized a certain portion of the subject dwelling for the purpose of operating his dental practice. Over the years, Dr. Markel operated quite an extensive dental practice from the subject property. As he is now retired, he is interested in selling the property to Dr. Stuckey, who proposed to start a chiropractor's practice within the dwelling. In order for Dr. Stuckey to utilize the property as an office, the special exception and variance requests are necessary.

As stated previously, two residents from the surrounding community appeared in opposition to the Petitioners' request. Ms. Langley and Ms. Kallina are very much concerned regarding the lack of parking for the property. Their testimony demonstrated that on many occasions patients and employees of the dental practice, which operated from the property for many years, parked their vehicles in front of their residences. In addition, these employees and patients would occupy the limited number of parking spaces available for other residents who reside in Wiltondale. They are extremely concerned over the lack of parking on this property. They would prefer that the property be utilized strictly as a dwelling.

Also attending the hearing and representing the Wiltondale Improvement Association was Christopher M. Erwin, its president. Mr. Erwin stated that Dr. Stuckey met with the executive board and board of directors of the Wiltondale Improvement Association regarding his intended use of the property. Those parties entered into a Memorandum of Understanding as to how Dr. Stuckey would utilize this property. The Wiltondale Improvement Association agreed to support Dr. Stuckey in his special exception and variance request so long as certain conditions and restrictions are imposed upon his use. Furthermore, they ask that the Memorandum of Understanding dated May 6, 2002 be incorporated into my decision.

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Date 6/13/02
By R. Spencer

After considering the testimony and evidence offered at the hearing, I find that the special exception request to allow Dr. Stuckey to operate his chiropractic office from within this dwelling shall be granted. Furthermore, the variance to allow zero (0) parking spaces in lieu of the required six (6) shall also be granted.

It is clear the Baltimore County Zoning Regulations permit the Petitioners' use in an D.R.5.5 zone by special exception. It is equally clear that the proposed use is not detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioners had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioners have shown that the use is conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioners' Exhibit No. 1 has any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208

(1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertising, posting of the property, and public hearing on these petitions held, and for the reasons given above, the relief requested in the special exception and variance shall be granted.

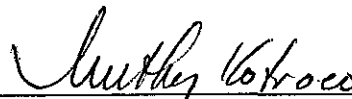
THEREFORE, IT IS ORDERED this 13th day of June, 2002, by this Deputy Zoning Commissioner, that the Special Exception to approve a chiropractor's office in a D.R.5.5 zone, be and is hereby GRANTED.

ORDER RECORDED FOR FILING
DATE 6/13/02
BY R. G. [Signature]

IT IS FURTHER ORDERED, that the Variance request to allow zero (0) parking spaces in lieu of the required six (6), shall also be GRANTED. The granting of the relief herein is subject to the following conditions and restrictions:

1. The Memorandum of Understanding dated May 6, 2002, attached hereto as Exhibit "A", shall be incorporated into this Order and enforceable as if part of this decision. All of the terms and conditions contained within that Memorandum of Understanding shall also be a part of this Order.
2. The granting of the special exception and variance herein shall be limited to Dr. Jerry Stuckey and shall not be transferable to any future purchaser or lessee of the subject site. In the event Dr. Stuckey ceases residing within the subject dwelling or shall cease to operate his chiropractic business from within the subject structure, then the special exception and variance relief granted to him pursuant to this Order shall cease and terminate.
3. Dr. Stuckey shall require that his employees find suitable parking either on this property, elsewhere along York Road, or in certain areas of the surrounding community, so as not to be a nuisance to or have a detrimental impact on the surrounding residents. These employees of Dr. Stuckey shall be courteous and considerate of the residents of the surrounding community and shall work with them to the extent possible regarding the limited number of parking spaces available surrounding this site.
4. The patients who will utilize the services of Dr. Stuckey at this location shall be instructed as to the proper method of coming and going to this office. That is, each patient should be instructed so as not to turn their vehicles on the private property of the residents living along Wilton Road. Once properly instructed, these patients should not infringe upon the surrounding resident's quiet enjoyment of their properties. It would be in the best interest of Dr. Stuckey to provide each patient with written instructions indicating the preferred method of travel to and from his office.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/13/02
By R. Gannon

Exhibit A

MEMORANDUM OF UNDERSTANDING

MAY 6, 2002

WILTONDALE IMPROVEMENT ASSOCIATION, INC. (hereinafter "WIA") the appointed residential community association for the community of Wiltondale, Baltimore County, Maryland and **Dr. Jerry T. Stuckey** (hereinafter "Stuckey"), the prospective purchaser of the property known as 7407 York Road, Wiltondale, Baltimore County, Maryland (hereinafter "the Property") desire to enter into this **MEMORANDUM OF UNDERSTANDING** (hereinafter "MEMORANDUM") regarding Stuckey's prospective use of the Property presently zoned as D.R.5.5 and his application for Special Exception to operate a professional chiropractic practice thereon.

WIA and Stuckey acknowledge that the Property is presently zoned as D.R.5.5 and that a Special Exception is required in order to permit Stuckey to operate a professional chiropractic practice thereon.

WHEREAS, Stuckey has sought the consent of the WIA in support of his application for Special Exception.

WHEREAS, in addition, Stuckey has made certain representations to WIA related to his prospective use of the Property including but not limited to: hours

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6/13/02
R. G. Gannon

of operation; number of employees; use of the property as a primary residence; rental of a portion of said property; modifications thereto; and, signage/identification of any professional practice located thereon.

WHEREAS, specifically, Stuckey has represented to WIA the following items with respect to his prospective use of the **Property**:

- (1) That the **Property** will serve as Stuckey's primary residence as is required by the applicable Baltimore County Zoning Ordinance;
- (2) That Stuckey may lease a portion of the property as a residential unit to an individual or individuals for use as a residence and that such rental use of the **Property** shall be subject to, and in accordance with, all applicable Baltimore County laws and ordinances related to rental property;
- (3) That Stuckey intends to operate his professional chiropractic practice between the hours of 8:00 A.M. and 7:00 P.M., Monday - Saturday;
- (4) That Stuckey's professional chiropractic practice will have between 2-3 employees and that the number of such employees shall not exceed the number that is permitted under the applicable restrictions set forth in the Baltimore County Zoning Regulations or Ordinances applicable to the **Property**;
- (5) That Stuckey does not intend to make any external modifications or improvements to the **Property** that would change the

character and configuration of the existing improvements located thereon;

- (6) That the signage/identification of Stuckey's professional chiropractic practice will be in accordance with all applicable Baltimore County Ordinances related to the same and that it is Stuckey's intention to refurbish the existing sign located on the York Road frontage of the property maintaining its same size and character and based upon these conditions WIA has no objection to the same;
- (7) That Stuckey acknowledges and agrees to abide by all applicable Baltimore County Ordinances related to the Property and all applicable Deed restrictions that may apply to the Property by virtue of its location within the community of Wiltondale;
- (8) It is further acknowledged and agreed that Stuckey will notify and seek the approval of WIA as required by applicable Deed restrictions before instituting any structural, architectural and/or aesthetic changes to the Property.

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DATE 6/13/02
BY R. J. JAMES

WHEREAS, based upon the aforesaid representations, WIA consents to Stuckey's application for Special Exception to permit use of the Property as his primary residence and location of professional chiropractic practice.

Jerry T. Stuckey

WILTONDALE IMPROVEMENT
ASSOCIATION, INC.

Christopher M. Erwin
Christopher M. Erwin, President

239228.1

6/13/10
R. Erwin



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 13, 2002

Bruce A. Doak
Gerhold, Cross & Etzel, Ltd.
320 E. Towsontown Boulevard
Towson, Maryland 21286

RE: Petitions for Special Exception & Variance
Case No. 02-424-XA
Property: 7407 York Road

Dear Mr. Doak:

Enclosed please find the decision rendered in the above-captioned case. The Petitions for Special Exception and Variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Office of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

John E. Markel
7403 York Rd
Towson, MD 21204

Dr. Jerry Stuckey
7407 York Rd
Towson MD 21204

Christopher Erwin
Lord & Whip
800 One Center Pl
120 W Fayette St
Baltimore MD 21201-3700

Kellie Langley
504 Wilton Rd
Towson MD 21286

Anne Kallina
507 Wilton Rd
Towson MD 21286



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7407 York Road

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s):

For a variance to permit 0 (zero) Parking Spaces in lieu of the required 6 (six) per Section 409.6.A.1 & 409.6.A.2 of the B.C.Z.R.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To Be Discussed At Hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Dr. Jerry Stuckey
Name - Type or Print
[Signature]
Signature
2778 Washington Blvd.
Address
Arlington, VA 22201
City State Zip Code
Telephone No. 443 910-0002

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State Zip Code

Case No. 02-424-XA

Legal Owner(s):

John E. Markel
Name - Type or Print
[Signature]
Signature

Name - Type or Print

Signature
7403 York Rd.
Address
Baltimore, MD 21209
City State Zip Code
Telephone No. (410) 825-0884

Representative to be Contacted:

Bruce Doak
Name
Gerhold, Cross & Etzel, Ltd.
Address
320 E. Towson Town Blvd.
City State Zip Code
Telephone No. (410) 823-4470
Towson, MD 21286

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JNP Date 4/1/02

ORDER RECEIVED FOR FILING

REC'D 9/15/98



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7407 York Road

which is presently zoned D.R.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for :

A chiropractor's office in a D.R.5 zone which serves as primary residence of petitioner.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

D. L.erry Stuckey
Name - Type or Print
[Signature]
Signature 443-910-0002
2778 Washington Blvd.
Address Telephone No.
Arlington, VA 22201
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

John E. Markel
Name - Type or Print
[Signature]
Signature

Name - Type or Print
[Signature]
Signature (410)
4703 York Road
Address Telephone No.
Baltimore, MD 21204
City State Zip Code

Representative to be Contacted:

Bruce Doak
Name Gerhold, Cross & Etzel, Ltd.
320 E. Towsontown Blvd.
Address Telephone No. (410) 823-4470
Towson, MD 21286
City 443-803-4474 State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

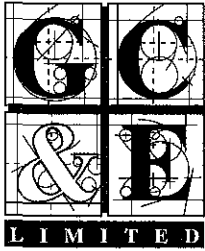
UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 4/1/02

Case No. 02-424-XA

REV 09/15/98

ORIGINAL SUBMITTED FOR FILING
FILED
APR 1 2002



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

March 25, 2002

**ZONING DESCRIPTION
7407 YORK ROAD
NINTH ELECTION DISTRICT
FOURTH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at the intersection of York Road, 66 feet wide, and Wilton Road, 40 feet wide, thence running southerly 20 feet, more or less, and easterly 33 feet, more or less, to the southeast corner of York Road and Wilton Road, thence running and binding on the southern side of Wilton Road, (1) North 77 degrees 39 minutes 02 seconds East 23.57 feet, and (2) South 88 degrees 20 minutes 00 seconds East 135.19 feet, thence leaving Wilton Road and running, (3) South 19 degrees 11 minutes 13 seconds West 98.08 feet, and (4) North 70 degrees 13 minutes 00 seconds West 149.66 feet, thence running on York Road, (5) North 19 degrees 47 minutes 00 seconds East 43.52 feet to the place of beginning.

Containing 0.40 of an Acre of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



02-424-XA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11176

DATE 4/17/02 ACCOUNT R-001-006-6150
AMOUNT \$ 300.00

RECEIVED
FROM:

Jerry Hurley

FOR:

Special Exception - 7407 York Road
02-424-XA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
4/02/2002	4/01/2002	15:23:52
REC. NO.	WELTON ROAD LTD TRAMER	5
RECEIPT #	26883	4/02/2002
DEPT	5	528 ZONING VERIFICATION
CR. NO.	011176	
Receipt Tot	\$300.00	
300.00	CK	.00 CA
Baltimore County, Maryland		

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 12613

DATE

4/8/02

ACCOUNT

R-001-006-6150

AMOUNT \$

250.00

RECEIVED
FROM:

Jerry Stuckey (John Markel, Petitioner)

FOR:

7407 York Road

02-424-XA (Cumulative Total \$550.00)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
4/08/2002 4/08/2002 14:01:51

REG NO: 001 WALKIN JRIC JR DRIVER 1
>> RECEIPT # 007792 4/08/2002 OFLN

Desc: 5 528 ZONING VERIFICATION
CR NO: 012613

Receipt Tot. \$250.00
250.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-424-XA

7407 York Road

SE/corner of York Road and Wilton Road

9th Councilmanic District -- 4th Councilmanic District

Legal Owner(s): John E. Markel

Contract Purchaser: Dr. Jerry Stuckey

Special Exception: to permit a Chiropractor's office in a D/R 5.5 zone, which serves as primary residence of petitioner. **Variance:** to permit 0 (zero) parking spaces in lieu of the required 6 (six).

Hearing: Wednesday, May 22, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at: (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/5/641 May 7

C537268

CERTIFICATE OF PUBLICATION

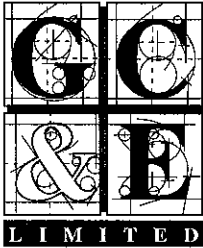
5/9/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/7/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE 02-424-XA
PETITIONER/DEVELOPER:
John E. Markel – Owner
Dr. Jerry Stuckey – Contract
Purchaser
DATE OF HEARING:
May 22, 2002

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

LOCATION:

Southeast corner of York Road and Wilton Road

DATE: May 8, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: May 7, 2002

ZONING NOTICE

CASE # 02-424-XA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: Room 407 County Courts Building
407 Bosley Avenue, Towson, MD

TIME & DATE : 2:00 pm Wednesday, May 22, 2002

Special Exception: to permit a Chi-
ropractor's office in a D.R.5.5 zone,
which serves as primary residence
of petitioner.

Variance: to permit 0 (zero) parking
spaces in lieu of the required 6 (six).

05/07/2002

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-424-XA

Petitioner: MARTEL

Address or Location: 7407 YORK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dr. Jerry Stuckey

Address: 2778 Washington Blvd.
Arlington, VA 22201

Telephone Number: 443-910-0002

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 7, 2002 Issue – Jeffersonian

Please forward billing to:
Dr. Jerry Stuckey
2778 Washington Blvd
Arlington VA 22201

443-910-0002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-424-XA
7407 York Road
SE/corner of York Road and Wilton Road
9th Election District – 4th Councilmanic District
Legal Owner: John E Markel
Contract Purchaser: Dr. Jerry Stuckey

Special Exception to permit a Chiropractor's office in a D.R.5.5 zone, which serves as primary residence of petitioner. Variance to permit 0 (zero) parking spaces in lieu of the required 6 (six).

HEARING: Wednesday, May 22, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY GOZ

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 26, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-424-XA
7407 York Road
SE/corner of York Road and Wilton Road
9th Election District – 4th Councilmanic District
Legal Owner: John E Markel
Contract Purchaser: Dr. Jerry Stuckey

Special Exception to permit a Chiropractor's office in a D.R.5.5 zone, which serves as primary residence of petitioner. Variance to permit 0 (zero) parking spaces in lieu of the required 6 (six).

HEARING: Wednesday, May 22, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director GJZ

C: Dr. Jerry Stuckey, 2778 Washington Blvd, Arlington VA 22201
John E Markel, 4703 York Road, Baltimore 21204
Bruce Doak, Gerhold Cross & Etzel LTD, 320 Towsontown Blvd,
Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 7, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 17, 2002 .

John E. Markel
4703 York Road
Baltimore MD 21204

Dear Mr. Markel:

RE: Case Number: 02-424-XA, 7407 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 4/1/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, appearing to read "W. Carl Richards, Jr.", written in dark ink.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c:

Dr. Jerry Stuckey 2778 Washington Blvd. Arlington, VA 22201
Bruce Doak, Gerhold Cross & Etzel LTD, 320 Towsontown Blvd. Towson MD 21286
People's Counsel

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
401, 402, 404-417, 419-425

424

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

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Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 22, 2002

ATTENTION: George Zahner

RE: 7407 York Rd.

Location: DISTRIBUTION MEETING OF April 22, 2002

Item No.: 424

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/TGT*

DATE: May 10, 2002

~~Zoning Reclass/Redistricting~~ Petitions

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

CASES 454-457

Zoning Advisory Committee Meeting of April 22, 2002

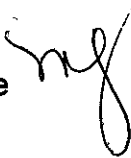
SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

(424) 428, 429, 431, 433, 434, 435, 437, 438, 439, 440, 442



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: George Zahner
Permits & Development Management
M.S. 1105

FROM: Marcie Goodman 
Councilman McIntire's office

SUBJECT: Case No. 02-424X

DATE: April 3, 2002

Pursuant to our recent telephone conversation, we would greatly appreciate the above case be set in as soon as possible and being notified of the date.

It was a pleasure speaking with you. Thanks so much for your kind assistance.

887-3196
887 5791 fax
M.S. 2201

TBM/mg

Jim
5/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 30, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

APR 30 2002

SUBJECT: 7407 York Road

INFORMATION:

Item Number: 02-424

Petitioner: John E. Markel

Zoning: DR 5.5

Requested Action: Special Exception/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the subject special exception request to establish a chiropractor's office that also serves as the petitioner's primary residence, and the variance request to waive the six (6) required off-street parking spaces.

Prepared by: Mark A. Cunningham

Section Chief: Lynn Sanham

AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.18.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 424

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 451 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
7407 York Road, SE/cor York and Wilton Rds
9th Election District, 4th Councilmanic

Legal Owner: John E. Markel
Contract Purchaser: Dr. Jerry Stuckey
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-424-XA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



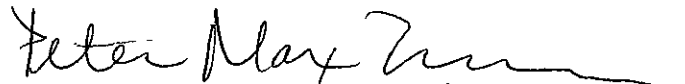
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioners.




PETER MAX ZIMMERMAN

NOTE TO FILE

DATE: April 1, 2002

TO: Zoning Commissioner

FROM: Jeffrey Perlow, Planner II 
Zoning Review

RE: 02-424-XA, 7407 York Road (SE Corner of York Road & Wilton Road)
John E. Markel, Petitioner (Jerry Stuckey, Contract Purchaser)

I met with Carla Newman, representing the petitioner's engineer, on this day and I advised her that the site plan accompanying this petition is insufficiently detailed for zoning purposes (i.e., no floor plan detailing the square footages of each floor of the proposed dwelling/chiropractic office). Engineer's representative stated that the engineer will supply a page 2 floor plan at the time of the hearing.

5/22

LORD & WHIP

A PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW

800 One Center Plaza
120 West Fayette Street
Baltimore, Maryland 21201-3700

(410) 539-5881
Facsimile: (410) 685-6726
www.lordwhip.com

MAY 21 1991

VIA FACSIMILE AND REGULAR MAIL

May 20, 2001

Mr. Timothy Kotroco (410) 887-3468
Zoning Commissioner
Baltimore County Zoning Office
Mailstop 3401
401 Bosley Avenue
Towson, MD 21204

Re: Case No. 02-424-XA

Dear Mr. Kotroco:

Please accept this letter as the written position of Wiltondale Improvement Association, Inc. concerning the Petition for Special Exception and Variance regarding the property 7407 York Road. This property is located on the southeast corner of the intersection of York and Wilton Roads and is located within the community of Wiltondale.

The prospective purchase, Dr. Jerry Stuckey, wishes to utilize the property as both his primary residence and the site for a chiropractic practice. Dr. Stuckey has approached the Executive Board and Board of Directors of the Wiltondale Improvement Association, Inc. concerning his intended use of the property and based upon mutual agreement and understanding, a Memorandum of Understanding, a copy of which is enclosed has been entered into between Dr. Stuckey and the Wiltondale Improvement Association, Inc. concerning his request for special exception.

The issue of the parking variance was not discussed, however based upon subsequent discussions with Dr. Stuckey and after having met with the Board of

May 20, 2002

Page 2

Directors on Tuesday, May 14, 2002, the Wiltondale Improvement Association, Inc. has agreed to support Dr. Stuckey's Petition for Special Exception provided that and conditioned upon the fact that a conditional variance is granted to permit the use with zero parking spaces located on the property.

The Wiltondale Improvement Association, Inc. will support a variance and zero parking for this particular individual and this particular use. We must stress, however, that the variance be conditional.

The Wiltondale Improvement Association, Inc. wishes to preserve re-evaluation of the parking issue upon any sale or transfer of this property and its next intended use.


The Wiltondale Improvement Association, Inc. is concerned about the commercialization of the York Road corridor as it borders and includes the community of Wiltondale. It is the Wiltondale Improvement Association, Inc.'s primary concern that the establishment of on-site parking, a permanent improvement, would ultimately lead to further future commercialization of the subject area and property in particular.

On behalf of the Wiltondale Improvement Association, Inc., I plan to attend the hearing to articulate the position of the Wiltondale Improvement Association, Inc. and answer any questions that you may have concerning the same.

Thank you in advance for your review and consideration of this letter and its enclosure.

Very truly yours,

Wiltondale Improvement Association, Inc.

By: 
Christopher M. Erwin, President

CME:nm

Enc.

242839.1

MEMORANDUM OF UNDERSTANDING

MAY 6 ,2002

WILTONDALE IMPROVEMENT ASSOCIATION, INC. (hereinafter “**WIA**”) the appointed residential community association for the community of Wiltondale, Baltimore County, Maryland and **Dr. Jerry T. Stuckey** (hereinafter “**Stuckey**”), the prospective purchaser of the property known as 7407 York Road, Wiltondale, Baltimore County, Maryland (hereinafter “**the Property**”) desire to enter into this **MEMORANDUM OF UNDERSTANDING** (hereinafter “**MEMORANDUM**”) regarding **Stuckey’s** prospective use of the **Property** presently zoned as D.R.5.5 and his application for Special Exception to operate a professional chiropractic practice thereon.

WIA and **Stuckey** acknowledge that the **Property** is presently zoned as D.R.5.5 and that a Special Exception is required in order to permit **Stuckey** to operate a professional chiropractic practice thereon.

WHEREAS, **Stuckey** has sought the consent of the **WIA** in support of his application for Special Exception.

WHEREAS, in addition, **Stuckey** has made certain representations to **WIA** related to his prospective use of the **Property** including but not limited to: hours

of operation; number of employees; use of the property as a primary residence; rental of a portion of said property; modifications thereto; and, signage/identification of any professional practice located thereon.

WHEREAS, specifically, Stuckey has represented to WIA the following items with respect to his prospective use of the **Property**:

- (1) That the **Property** will serve as Stuckey's primary residence as is required by the applicable Baltimore County Zoning Ordinance;
- (2) That Stuckey may lease a portion of the property as a residential unit to an individual or individuals for use as a residence and that such rental use of the **Property** shall be subject to, and in accordance with, all applicable Baltimore County laws and ordinances related to rental property;
- (3) That Stuckey intends to operate his professional chiropractic practice between the hours of 8:00 A.M. and 7:00 P.M., Monday - Saturday;
- (4) That Stuckey's professional chiropractic practice will have between 2-3 employees and that the number of such employees shall not exceed the number that is permitted under the applicable restrictions set forth in the Baltimore County Zoning Regulations or Ordinances applicable to the **Property**;
- (5) That Stuckey does not intend to make any external modifications or improvements to the **Property** that would change the

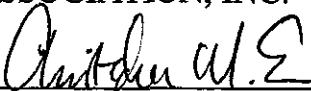
character and configuration of the existing improvements located thereon;

- (6) That the signage/identification of **Stuckey's** professional chiropractic practice will be in accordance with all applicable Baltimore County Ordinances related to the same and that it is **Stuckey's** intention to refurbish the existing sign located on the York Road frontage of the property maintaining its same size and character and based upon these conditions WIA has no objection to the same;
- (7) That **Stuckey** acknowledges and agrees to abide by all applicable Baltimore County Ordinances related to the **Property** and all applicable Deed restrictions that may apply to the **Property** by virtue of its location within the community of Wiltondale;
- (8) It is further acknowledged and agreed that **Stuckey** will notify and seek the approval of **WIA** as required by applicable Deed restrictions before instituting any structural, architectural and/or aesthetic changes to the **Property**.

WHEREAS, based upon the aforesaid representations, **WIA** consents to **Stuckey's** application for Special Exception to permit use of the **Property** as his primary residence and location of professional chiropractice practice.

Jerry T. Stuckey

WILTONDALE IMPROVEMENT
ASSOCIATION, INC.



Christopher M. Erwin, President

239228.1

***** ACTIVITY REPORT *****

TRANSMISSION OK

TX/RX NO. 1910
CONNECTION TEL 94108216772
CONNECTION ID
START TIME 06/13 12:03
USAGE TIME 04'05
PAGES 9
RESULT OK

Jerry Stuckey
#02-721-XA

Fax: 410-821-6772
Address: 7407 York Rd
Louisa 21204

Post-it® Fax Note		7671	Date	6/13/02	# of pages	9
To	<i>Jerry Stuckey</i>		From	<i>ROBIN</i>		
Co./Dept.			Co.	<i>ZONING COMM</i>		
Phone #			Phone #	<i>410-887-3868</i>		
Fax #	<i>410-821-6772</i>		Fax #			

Soundex	Name		Hgt	Wgt	Race	Sex	DoB
Street		City	County	State	Zip	Priv.	
S320402792412	JERRY THOMAS STUCKEY		6-01	165	2	M	060166
7407 YORK RD		TOWSON		BA	MD	21204	PRIV
S320402792492	JERRY THOMAS STUCKEY		0-00	00			060166
1001 SPARKS RD PO BOX 393		SPARKS			MD	21152	PRIV

>>> INTERROGATION COMPLETE; JERRY STUCKEY <<<

PAGING MODE: PAGE 1 OF 1 || PF1-FWD PF2-BWD PF3-EX PF4-1ST PF5-LST

5/22/02

PETITIONER'S SIGN-IN SHEET

[illegible]

5/22/02

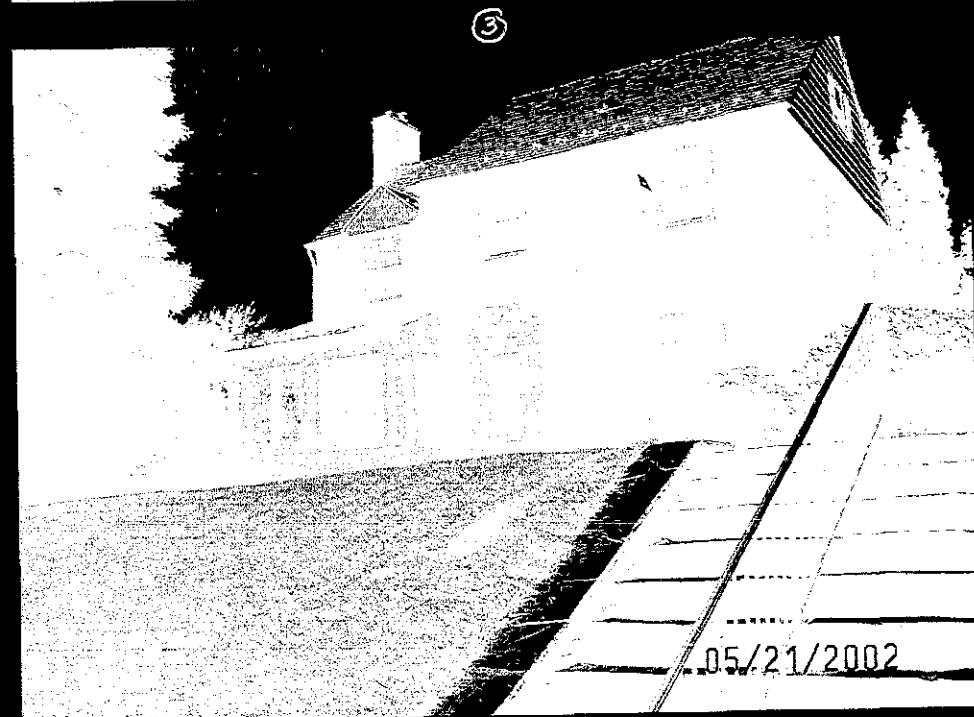
PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

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Pet Ex #2

②



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7



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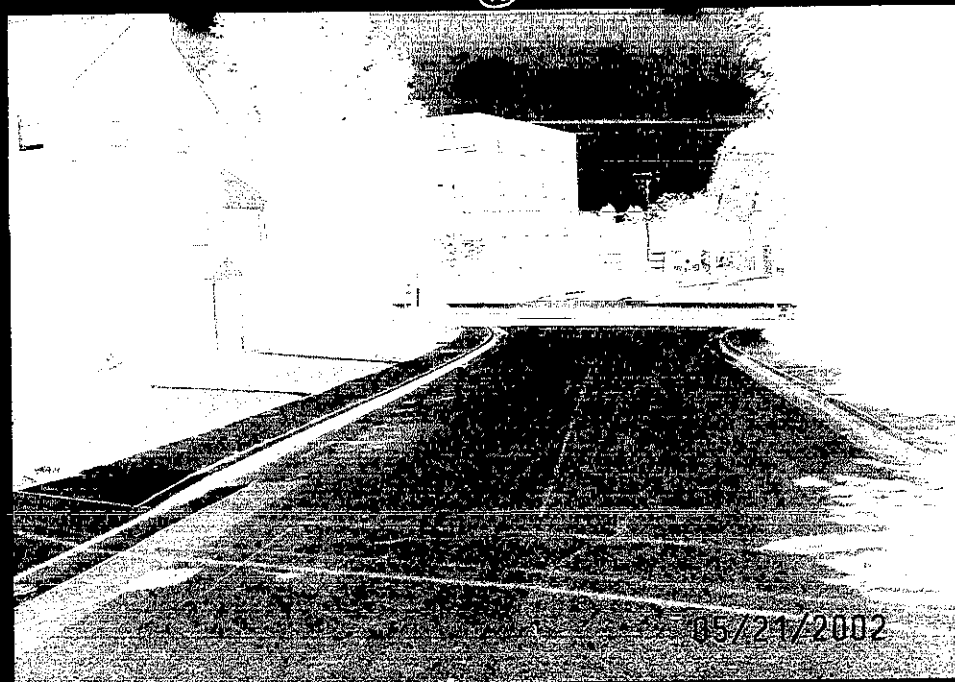
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05/21/2002

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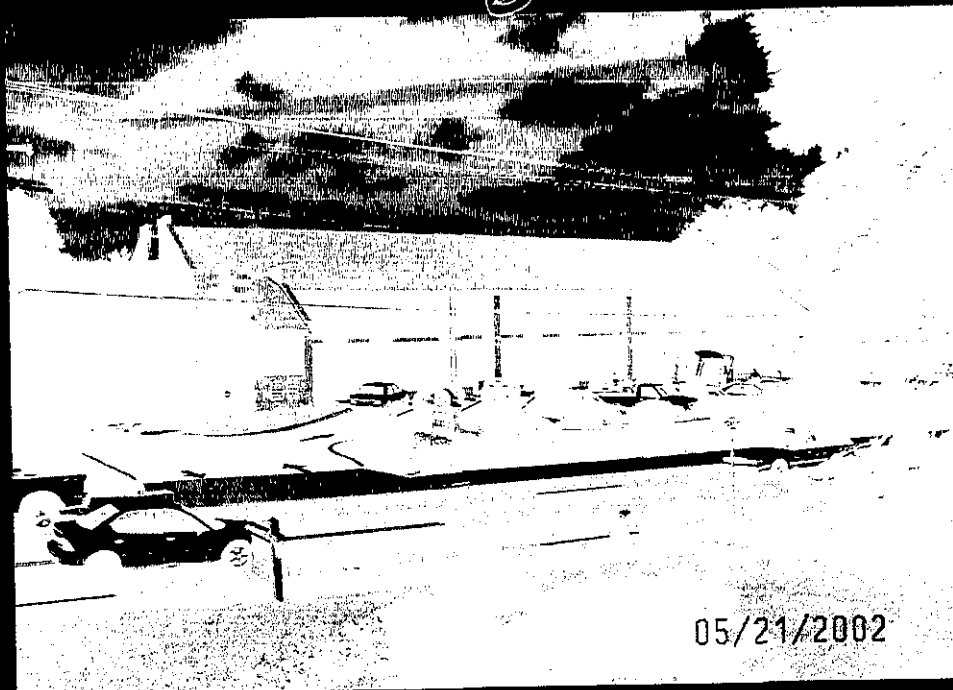


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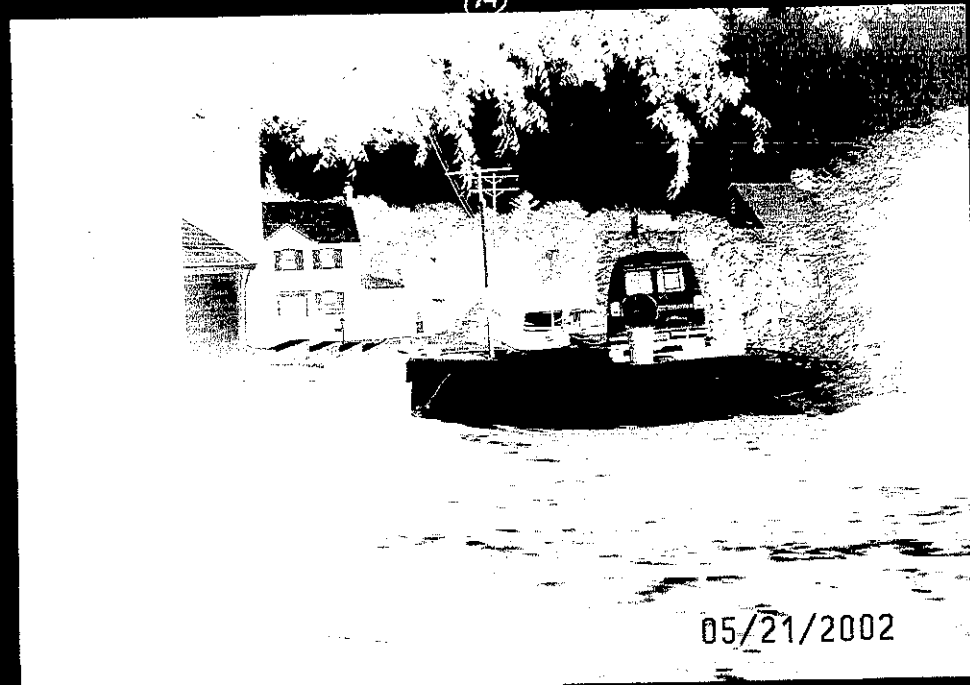
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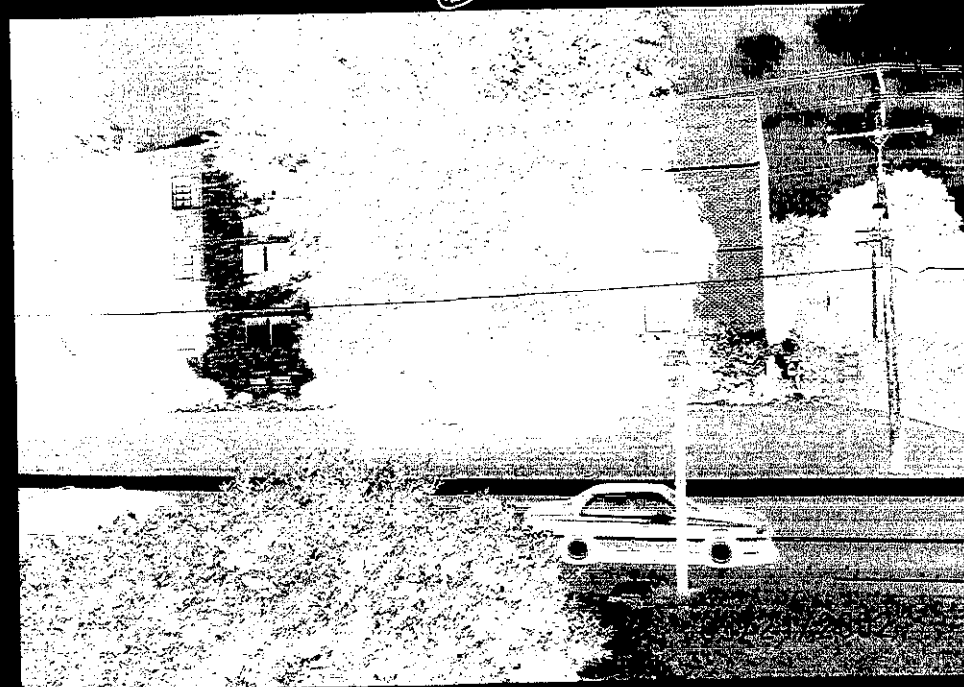
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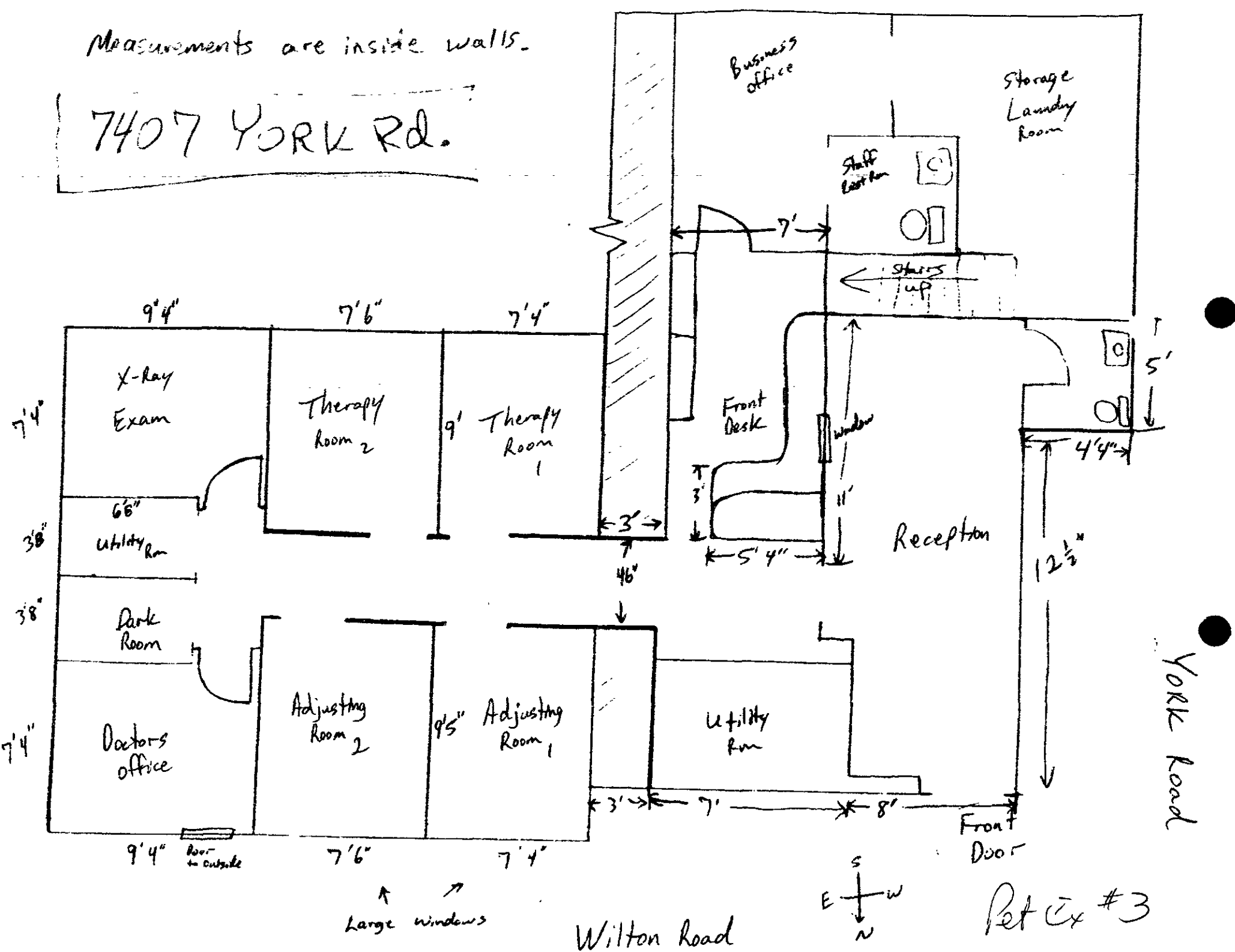
17

JOHN E. MARTEL, D.D.S., PA.
DEAN G. GERAS, D.D.S.
DENTISTS
825-0884

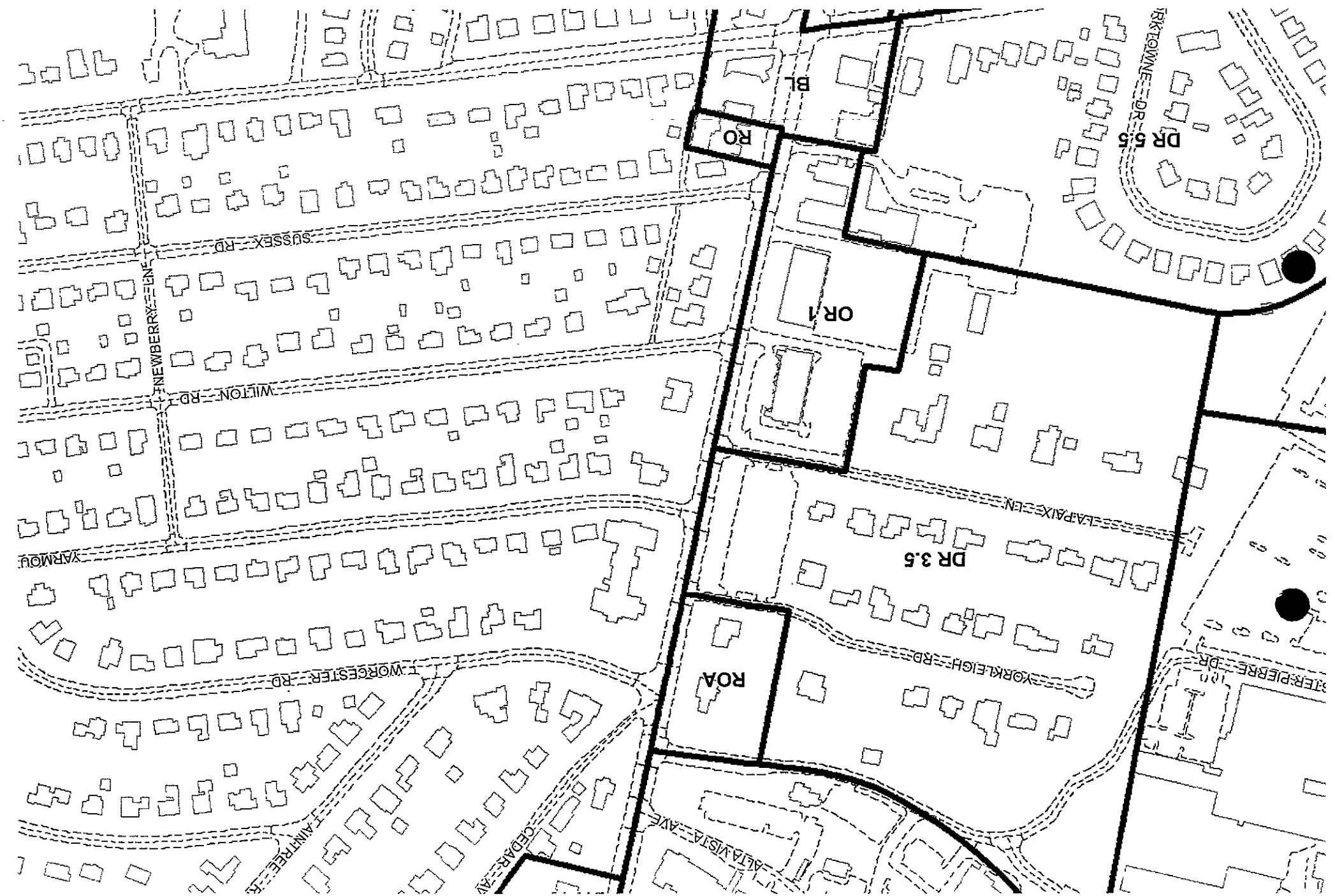
05/21/2002

Measurements are inside walls.

7407 YORK Rd.



070 A3





Plan Sheet 0704J
 Note:
 The zoning depicted in the application incorporates the actions associated with County Council Bill 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04 and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 9, 2004 is also depicted. In addition County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03 and MC 05-04 on February 9, 2005 are represented in this application.

Legend

- Zoning
- Streams
- Vegetation
- Buildings
- Roads
- Rail Lines

Baltimore County Office of Planning and Zoning Official Zoning Map

049B2	049C2	070A2	070B2	070C2
049B3	049C3	070A3	070B3	070C3
075B1	075C1	080A1	080B1	080C1

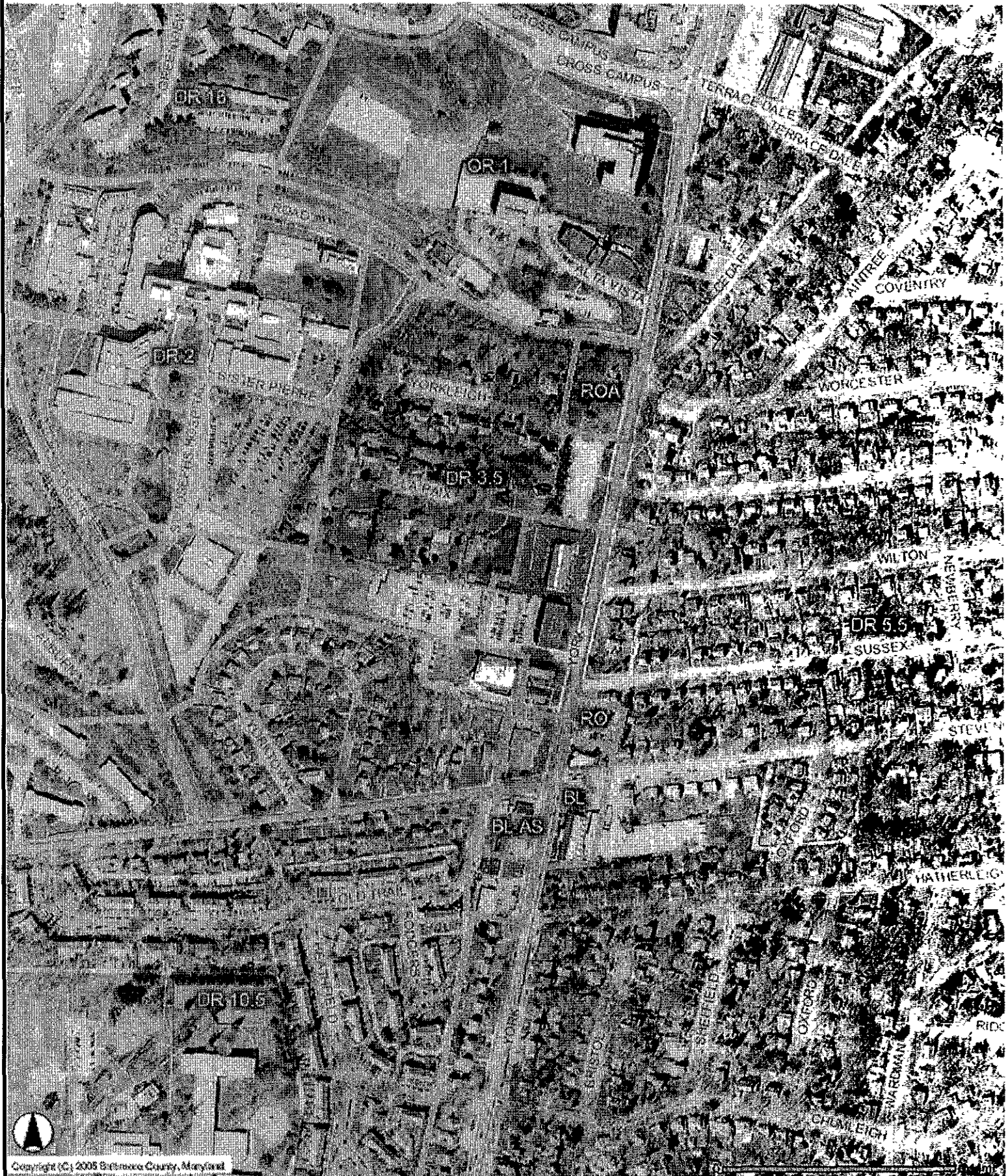
Scale

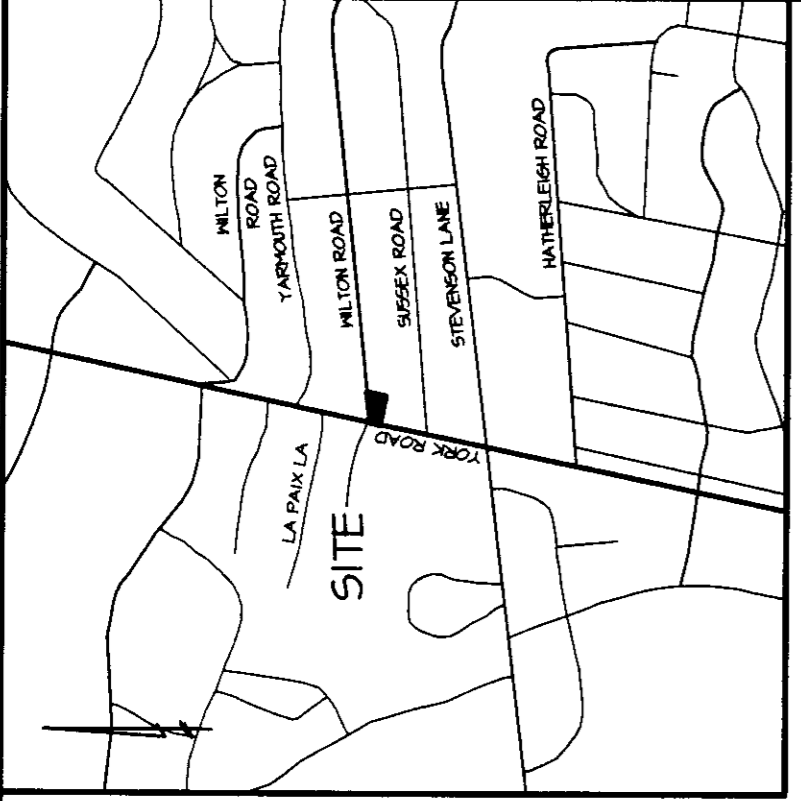
1" = 200'
 0 100 200 400 Feet



Data Sources:
 Planimetric Data: Baltimore County
 GIS/MS Services Unit
 1:2400 from 1999/06 photography
 Zoning: Baltimore County Office of Planning
 1:2400 2004

Baltimore County - My Neighborhood





VICINITY MAP
SCALE: 1" = 600'

LEGEND

- BUILDING
- ZONING DIVISION LINE
- BOUNDARY LINE
- UNDERGROUND WATER LINE
- OVERHEAD UTILITY LINE
- SANITARY SEWER
- FIRE HYDRANT
- NANHOLE
- UTILITY POLE
- GAS OR WATER VALVE
- SIGN POST
- LIGHT POST
- DRAIN
- CLEAN OUT

GENERAL NOTES

1. CONTRACT PURCHASER: DR. JERRY STUCKER, JR., 10000 WILSON AVENUE, ARLINGTON, VA 22201
2. TAX ACCOUNT NO. 04-07-150810
3. TITLE DEED LIBER E.H.K. J. No. 5746 folio 424 TOTAL AREA = .40 AC.
4. THE SUBJECT PROPERTY IS ZONED D. R. 5.5.
5. 200' SCALE ZONING MAP NO. 1E-3A.
6. THE BOUNDARY SHOWN HEREON IS FROM THE RECORD PLAT CALLED "PLAT OF SECTION ONE MILTONDALE", PLAT REF. 101008
7. FEATURES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY GIS PANEL #10A9
8. CENSUS TRACT 4408 A.D.C. MAP 4 GRID 21-C4 REGIONAL PLANNING DISTRICT 519-B
9. WATERSHED: JONES FALLS SUBWATERSHED, TOWSON-401 ZONE
10. THIS SUBJECT PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
11. THIS SUBJECT PROPERTY IS NOT IN THE CHESEBROUGH BAY CRITICAL AREA.
12. NO PRIOR ZONING CASES.
13. USE & SQUARE FOOTAGE OF BUILDING: RESIDENCE = 2,250 SQ. FT. MEDICAL OFFICE = 2,189 SQ. FT. TOTAL = 4,439 SQ. FT.
14. STORM DRAIN AND SANITARY SEWER LINES ARE EXISTING ON OR ADJOINING SUBJECT PROPERTY, BUT ARE NOT FOUND TO BE SHOWN ON ANY BALTIMORE COUNTY UTILITY DRAWINGS.
15. THE SUBJECT PROPERTY IS NOT ON ANY HISTORICAL REGISTRY.
16. THE SUBJECT PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE.

PARKING CALCULATIONS

MINIMUM NUMBER OF PARKING SPACES REQUIRED:
RESIDENCE = 12
MEDICAL OFFICE = 4
TOTAL PARKING SPACES REQUIRED = 16
PARKING SPACES PROVIDED = 0

PETITION

FOR AN EXCEPTION TO PERMIT AN OFFICE OF A CHIROPRACTOR IN A D. R. 5.5 ZONE WHICH SERVES AS A PRIMARY RESIDENCE OF PETITIONER, PER SECTION 1801C.12 OF THE B.C. Z.C.

FOR A VARIANCE TO PERMIT 0 (ZERO) PARKING SPACES IN LIEU OF THE REQUIRED 16 (SIXTEEN) PER SECTION 1801C.12 OF THE B.C. Z.C.

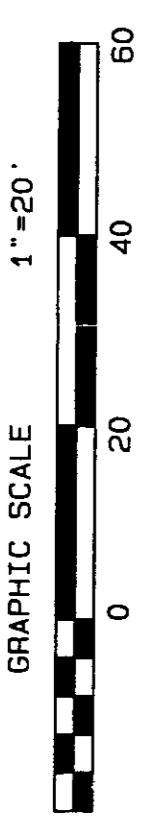
PLAN TO ACCOMPANY
A PETITION FOR A
SPECIAL EXCEPTION
AND A VARIANCE
OF

7407 YORK ROAD

Deed Ref: E.H.K. J. No. 5746 folio 424
Tax Account No: 04-07-150810
Zoned: D.R. 5.5; Map NE 8-A
Tax Map TO; Grid 20; Parcel 788

9th ELECTION DISTRICT
4th COUNCILMANIC DISTRICT
SCALE: 1" = 20' DATE: MARCH 11, 2002

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21206
(410) 833-4470

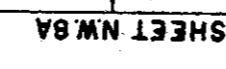


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THIS PLAN IS PROTECTED BY COPYRIGHT. THE USE OF THIS PLAN FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GERHOLD, CROSS & ETZEL, LTD.

REVISION	DATE	DATE: 5/20/2002	TECHNICIAN: CRN	FILE NAME: X:\GAS\GAS\ZONING\pro
4-5-2				

02-424-XA

0-1-2-A



2000 COMPREHENSIVE ZONING MAP

**Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,
OCTOBER 10, 2000
THE DELAWARE COUNTY COUNCIL**

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Joseph B. Bortolotto
Chairman, County Council

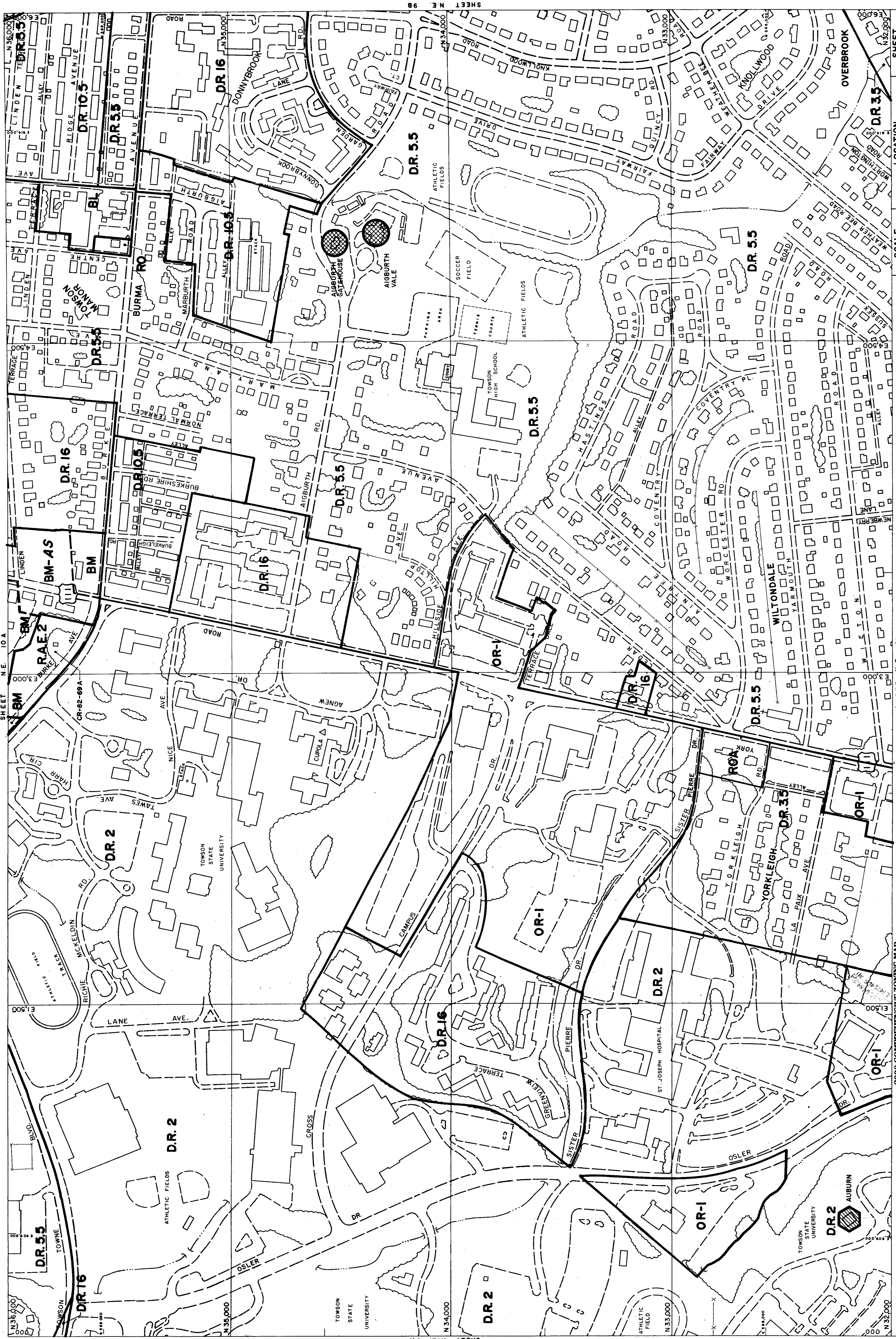
SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
STONELEIGH
ANNESLIE
ROGERS FORGE

N.E.
8-A

NE 9 A



<p>BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP</p>		<p>SCALE 1" = 200' ±</p>	<p>LOCATION WILTONDALE TOWSON</p>	<p>SHEET NE 9-A</p>
<p>ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 10, 2000 Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.</p>		<p>DATE OF PHOTOGRAPHY JANUARY 1986</p>		
<p>2000 COMPREHENSIVE ZONING MAP</p>		<p>Chairman, County Council</p>		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210